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William McCusker, Chairman
Zoning Board of Appeals
Town of Grafton
30 Providence Road
Grafton, MA 01519

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JAN 07 2021

Zoning Board of Appeals

**Subject: Prentice Place, 23 Prentice Street
Construction Plan Review**

Dear Mr. McCusker:

We received the following document on December 4, 2020:

- Plans entitled Site Development Plan, Residential Development, 23 Prentice Street, Grafton, Massachusetts dated August 23, 2017 and last revised November 17, 2020, prepared by Hannigan Engineering, Inc. for Prentice Place, LLC. (18 sheets)

Graves Engineering, Inc. (GEI) has been requested to review and comment on the construction plans' consistency with the project's preliminary plans as modified by the "Settlement Plans," consistency with the previously-submitted construction plans last revised March 17, 2020 and on conformance with applicable conditions of the Comprehensive Permit issued by the Town of Grafton Zoning Board of Appeals.

This letter is a follow-up to our previous construction plan review letter dated May 20, 2020. For clarity, comments from our previous letter are *italicized* and our comments to the latest plan revisions are depicted in **bold**. Previous comment numbering has been maintained.

Our comments follow:

Consistency with the Settlement Plans

- The plans are consistent with the Settlement Plans referenced in the Comprehensive Permit Decision (plans last revised January 16, 2020).*
No further comment necessary.

Decision to Modify a Comprehensive Permit

- A construction phasing plan sheet needs to be included in the construction plans. (Condition A.2(c))*
Acknowledged. Five construction phasing sheets, Sheets C1 – C5, were added to the plan set. GEI has no issues with the construction phasing.
- A note needs to be placed on each pertinent sheet that stating that the project is the subject of a comprehensive permit under G.L. c.40B §20 – 23. (Conditions A.3 & C.20)*
Acknowledged. A note was added to each plan sheet.

4. *It is GEI's understanding that the applicant needs to address the type and/or the appearance of the retaining wall material with the ZBA. (Condition C.23)*
A note was added to the retaining wall behind Building #1 (the wall will be visible from Shrewsbury Street) requiring the wall to have a fieldstone appearance. GEI defers further discussion of the walls' appearance, if any, to the ZBA.
5. *The "limit of work" line needs to be clearly identified on the plans. If/where the perimeter erosion controls are to also serve as the limit of work, the plans need to note it as such. (Condition D.3)*
Acknowledged. "Limit of Disturbance" leader notes were provided on the phasing plan sheets.
6. *The proposed height of the chain link fence needs to be identified on the plans. On Sheet 7, leader notes refer to a construction detail but on Sheet 10 the construction detail refers to the site plans for the fence height. (Condition D.8)*
Acknowledged. The fence height (six feet) was added to labels on Sheet 3 and to the Chainlink Fence Detail on Sheet 11.
7. *Sheet 7 is entitled "Landscape & Tree Plan." GEI understands that prior to the issuance of a building permit, the landscape plan will peer reviewed by a landscape architect selected by the ZBA. (Condition D.8)*
No further comment necessary.
8. *If not already done, the final design of all driveways and parking areas needs to be submitted to the Fire Chief for approval. (Condition F.2)*
No further comment.

Hydrology and MassDEP Stormwater Management

9. *GEI reviewed the hydrology computations and found them to be in order.*
No further comment necessary.
10. *Compliance with the MassDEP Stormwater Handbook and Stormwater Standards is reasonable.*
No further comment necessary.

General Engineering Comments

11. *It will be difficult for a trash truck to maneuver to and square-up with the dumpster. The design engineer may wish to consider rotating the dumpster pad and enclosure clockwise approximately 45°.*
Acknowledged. The design engineer chose to rotate the dumpster pad and enclosure counter-clockwise, presumably for a truck to access the dumpster once the truck enters the site.
12. *A construction detail for vertical granite curb should be added to the plans.*
A construction detail for vertical granite curb (to be installed on Prentice Street) still needs to be added to the plans.

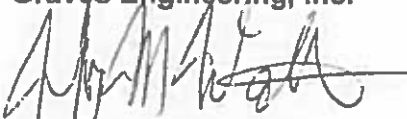
General Comments

13. *If not already done, the applicant should forward a set of the plans to Grafton DPW to solicit comments relative to the proposed offsite improvements.*

No further comment necessary.

We trust this letter addresses your review requirements. Feel free to contact this office if you have any questions or comments.

Very truly yours,
Graves Engineering, Inc.

A handwritten signature in black ink, appearing to read 'Jeffrey M. Walsh', is written over the company name.

Jeffrey M. Walsh, P.E.
Principal

cc: Christopher McGoldrick, Grafton Town Planner
William Hannigan, P.E.; Hannigan Engineering, Inc.
Sotir Paplilo